

Aberderfyn

Glan Conwy LL28 5PG

IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI

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£495,000

A newly built four bedroom family home occupying a delightful rural setting surrounded by open countryside enjoying far reaching views.

VIEWING HIGHLY RECOMMENDED

Tenure: Freehold - EPC: C - Council Tax: F

A superb self built home in a countryside setting within five minute drive of Glan Conwy and the A55 expressway.

Light and airy accommodation arranged over two floors together with side balcony enjoying extensive views, integral double garage with roller shutter doors, ensuite master bedroom, an attractive modern kitchen and bathrooms. Ground source heating and uPVC double glazing.

Affording reception hall, lounge, large dining kitchen with access onto side patio, rear hallway and cloakroom, landing, bedroom one with ensuite shower room, bedroom two opening onto side balcony, bedroom three, bedroom four, family bathroom. Gardens to front side and rear.







Location

Aberderfyn occupies a countryside setting on the outskirts of Glan Conwy, within 2 miles of the North Wales coastal towns of Colwyn Bay, Llandudno and Conwy, The A55 expressway is within 5 minutes drive allowing access along the North Wales coast to Chester Liverpool and Manchester.

Accommodation Affords:
(approximate measurements only)

Entrance hall:
Covered front entrance reception hall with composite double glazed front door; turn staircase leading onto first floor level; understairs storage cupboard; tiled floor.

Lounge: 19'6" m x 12'3" (5.96 m x 3.74m)
Recessed fireplace surround with raised slate lintel and uPVC floor to ceiling full height windows to either side of fireplace enjoying extensive views; coved ceiling; t.v point; underfloor heating.

Dining Room: 11'6" x 11'9" (3.51m x 3.59)
Tiled flooring with underfloor heating; uPVC double glazed French windows opening onto side sun terrace; t.v point; inset spotlighting.

Kitchen: 9'8" x 11'9" (2.96m x 3.6m)
Fitted range of modern white base and wall units with complimentary worktops; single drainer sink with mixer tap; plumbing for automatic washing machine; electric double oven and grill; canopy stainless steel extractor above; integrated fridge; twin aspect uPVC double glazed windows enjoying view; underfloor heating.

Rear Hallway:
Composite double glazed rear door leading to outside; ground source boiler; built in cloak store cupboard.

Downstairs Cloakroom:
Low level w.c and wash basin. Door leading to:







Garage: 16'4" x 16'4" (5.m x 5.m)
With large roller shutter doors to front; uPVC double glazed window and door leading to rear; strip lights.

First Floor:
Spacious landing; radiator; built in linen/airing cupboard and roof space access.

Bedroom 1: 19'6" x 12'3" (5.95 x 3.74m)
(maximum) with full height windows overlooking front enjoying extensive countryside views; t.v point; double panel radiator.

Ensuite Shower Room:
Three piece suite comprising corner shower enclosure; vanity wash basin; concealed cistern w.c; fully tiled walls; shaver and light point; ladder style heated towel rail; velux double glazed window; extractor fan.

Bedroom 2: 13'10" x 11'7" (4.22m x 3.55m)
Overlooking rear and side elevation; radiator; access via twin uPVC double glazed French doors leading onto side balcony enjoying extensive views.

Bedroom 3: 9'7" x 8'5" (2.93m x 2.57m)
UPVC double glazed window overlooking side with views; radiator.

Bedroom 4: 16'4" x 12'0" (5m x 3.66m)
Vaulted ceiling with velux double glazed window to rear; radiator.

Family Bathroom: 11'7" x 7'4" (3.54m x 2.24m)
Three piece suite comprising panel bath; vanity wash basin; low level w.c; fully tiled walls and floor; ladder style heated towel rail; mirror with integrated lighting.

Outside :
The property occupies a delightful rural setting located just off a small country lane with driveway parking and turning area; garden space to front leading to side and large rear garden area.







Agents Note:
The property is available with no onward chain, grounds are unfinished to allow for new owner to design and finish in accordance with their needs and style.

Please note that the property benefits from a ground source pipes are located within adjoining field which is not included within the property's ownership. We are advised that appropriate legal rights will be provided for access, inspection, maintenance and repair, together with provisions to protect the pipes from damage by third parties. Prospective purchasers and their legal advisers should verify the precise arrangements prior to exchange of contracts.

Services:
Mains water, electricity, ground source heating, septic tank drainage.

Viewing:
By appointment through the agents, Iwan M Williams, 5 Bangor Road, Conwy, LL32 8NG, tel 01492 55 55 00. Email conwy@iwanmwilliams.co.uk

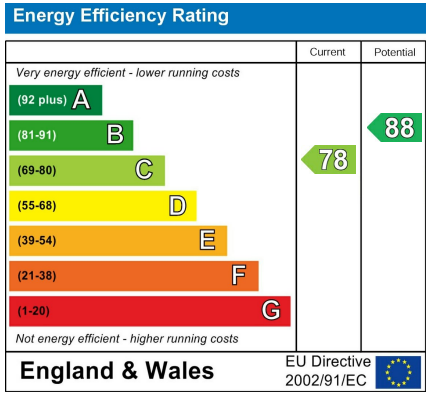
Council Tax Band:
Conwy County Borough Council tax band 'F'

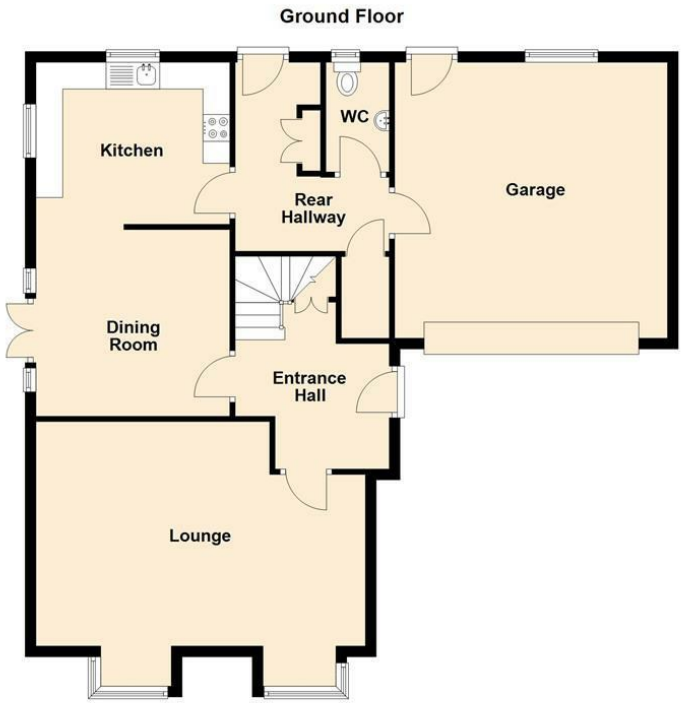
Directions:
From the A55 expressway and the Black Cat roundabout continue towards Bryn y Maen past the Bryn Eisteddfod Estate and continue out of Glan Conwy for approximately 2 miles passing a converted former chapel on the right hand side and the property can be viewed a short distance on the left hand side.













These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way of for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendor are to become under any liability or claim in respect of their contents. The Vendor does not hereby make or give or do the Agents nor does the Partner of the Employee of the Agents have any authority as regards the property of otherwise. Any prospective Purchaser or Lessee or other person in any way interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these Particulars. In the event of the Agent supplying any further information or expressing any opinion to a prospective Purchaser, whether oral or in writing, such information or expression of option must be treated as given on the same basis as these particulars.

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